

**CITY COUNCIL OF THE CITY OF SAN DIEGO  
SUPPLEMENTAL DOCKET NUMBER 3  
FOR THE REGULAR MEETING OF  
TUESDAY, SEPTEMBER 2, 2003**

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ADOPTION AGENDA, HEARINGS

NOTICED HEARING:

ITEM-S503: Veterans Village of San Diego.

Matter of approving, conditionally approving, modifying or denying an amendment to Conditional Use Permit No. 90-1127 to expand an existing 87 bed residential care facility to 224 beds and 24 transitional apartment units, including vacation of portions of the public right-of-way at Pacific Highway and Kurtz Street between Witherby Street and Coutts Street, and portions of Witherby Street between Kurtz Street and Coutts Street. The project site comprises approximately 5 acres bounded by Witherby Street, Pacific Highway, Coutts Street and the railroad tracks east of Kurtz Street, in the IS-1-1 zone, Airport Approach and Coastal Height Limit Overlay zones, within the North Bay Redevelopment Project Area and Midway/Pacific Highway Corridor Community Plan.

(See City Manager Report CMR-03-175. DDA/MND No. 42-0378, LDR No. 3787/MMRP/Public R-O-W Vacation No. 6195/Public R-O-W Vacation No. 22430/CUP No. 6194 (Amendment to CUP No. 90-1127)/PTS No. 3787. Midway/Pacific Highway Corridor Community Plan Area. District-2.)

**CITY MANAGER'S RECOMMENDATION:**

Adopt the resolutions in subitems A, B, C, D, E, F, G, and H:

Subitem-A: (R-2004-226)

Adoption of a Resolution approving the Disposition and Development Agreement between the Redevelopment Agency of the City of San Diego and Vietnam Veterans of San Diego; approving the sale of property in the North Bay Redevelopment Project area; and making certain findings with respect to the Disposition and Development Agreement and the sale.

Subitem-B: (R-2004-245)

Adoption of a Resolution authorizing the City Manager or designee to convey real property to the Redevelopment Agency for the purposes of implementing the redevelopment plan for the North Bay Redevelopment Project area.

Subitem-C: (R-2004-247)

Adoption of a Resolution making certain findings with respect to funding the acquisition of land for the Vietnam Veterans Village Project in the North Bay Redevelopment Project area.

Subitem-D: (R-2004-225)

Adoption of a Resolution determining that the use of funds from the Horton Plaza Redevelopment Project Low and Moderate Income Housing Fund towards the construction of transitional housing for homeless veterans in the North Bay Redevelopment Project will be of benefit to the Horton Plaza Redevelopment Project.

Subitem-E: (R-2004-244)

Adoption of a Resolution certifying that Mitigated Negative Declaration, LDR No. 3787, has been completed in compliance with the California Environmental Quality Act of 1970 (California Public Resources Code section 21000 et seq.), as amended, the applicable State guidelines (California Code of Regulations section 15000 et seq.), the National Environmental Policy Act, and that the Finding of No Significant Impact/Mitigated Negative Declaration reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in the report, together with any comments received during the public review process, has been reviewed and considered by this Council in connection with the approval of the land use actions and the DDA for the Veterans Village of San Diego Project;

That the City Council finds that project revisions now mitigate potentially significant effects on the environment previously identified in the Initial Study and, therefore, that the Mitigated Negative Declaration is approved;

That pursuant to California Public Resources Code section 21081.6, the City Council adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the project as required by this body in order to mitigate or avoid significant effects on the environment;

That the City Clerk is directed to file a Notice of Determination with the Clerk of the Board of Supervisors for the County of San Diego regarding the above project.

Subitem-F: (R-2004-239)

Adoption of a Resolution vacating portions of Kurtz Street and Witherby Street, reserving out a general utility easement, as more particularly described in the legal description, marked as Phase I on Exhibit "A," and shown on Drawing No. 20112-B, marked as Exhibit "B," on file in the office of the City Clerk;

That the resolution shall not become effective unless and until the filing of a lot consolidation Parcel Map which shows evidence of no landlocked parcels. In the event the above map is not filed within three years following the adoption of this

resolution, this resolution shall become void and be of no further force or effect;

That prior to the recordation of the Parcel Map vacating portions of Kurtz Street and Witherby Street, public improvements to reconfigure the intersections of Witherby Street and Coutts Street on Kurtz Street (per Conditional Use Permit No. 6194, dated September 2, 2003) shall be installed to the satisfaction of the City Engineer;

That this resolution shall not become effective unless and until Conditional Use Permit No. 6194, and the Disposition and Development Agreement between Vietnam Veterans of San Diego and the Redevelopment Agency of the City of San Diego, is approved by the Council;

That the City Engineer shall advise the City Clerk of the completion of the aforementioned conditions, and the City Clerk shall cause a certified copy of this resolution, attested by him under seal, to be recorded in the office of the County Recorder.

Subitem-G: (R-2004-238)

Adoption of a Resolution vacating portions of Pacific Highway and Witherby Street, reserving out a general utility easement, as more particularly described in the legal description, marked as Phase I on Exhibit "A," and shown on Drawing No. 20112-B, marked as Exhibit "B," on file in the office of the City Clerk;

That the resolution shall not become effective unless and until the filing of a lot consolidation Parcel Map which shows evidence of no landlocked parcels. In the event the above map is not filed within three years following the adoption of this resolution, this resolution shall become void and be of no further force or effect;

That this resolution shall not become effective unless and until Conditional Use Permit No. 6194, and the Disposition and Development Agreement between Vietnam Veterans of San Diego and the Redevelopment Agency of the City of San Diego, is approved by the Council;

That the City Engineer shall advise the City Clerk of the completion of the aforementioned conditions, and the City Clerk shall cause a certified copy of this resolution, attested by him under seal, to be recorded in the office of the County Recorder.

Subitem-H: (R-2004-240)

Adoption of a Resolution granting Conditional Use Permit No. 6194, with appropriate findings to support Council action.

**OTHER RECOMMENDATIONS:**

The Planning Commission is not required to make a recommendation on this project.

The Midway Community Planning Group voted unanimously to recommend approval of the project on May 6, 2003, by a vote of 12-0-0.

The North Bay Project Area Committee unanimously approved the project.

### **CITY MANAGER SUPPORTING INFORMATION:**

#### **Discussion**

The project site comprises approximately 5 acres bounded by Witherby Street, Pacific Highway, Coutts Street and the railroad tracks east of Kurtz Street, within the North Bay Redevelopment Project Area and Midway/Pacific Highway Corridor Community Plan, and is designated for light industrial land use. The proposed project is consistent with the designated land use and the underlying IS-1-1 zone, which provides for a wide range of industrial and non-industrial land uses promoting economic vitality and a neighborhood scale within urbanized areas.

The proposed development, known as Veterans' Village, will be completed in three phases and will expand the existing use on the property from the current 87 beds to approximately 224 early treatment beds and an additional 24 three bedroom transitional housing units (containing an additional 140 beds), for a project total of 364 beds. The design of the facility is modeled on a campus environment to provide centralized facilities for medical, educational and counseling support to the veterans to facilitate their reintegration into the community after treatment. The use of courtyards and stucco and tile building materials for the facility will allude to a Spanish style of architecture and will complement the design of the Marine Corps Recruit Depot (MCRD), located south of the project site across Pacific Highway.

The proposed project will amend CUP No. 90-1127 to allow demolition and renovation of portions of the existing facility and new construction of an additional 81,330 square feet, and the completed complex would contain approximately 92,130 square feet of gross floor area. Combined with existing facilities, the project scope also includes administrative and operations support facilities such as a central courtyard with a family visiting area, a garden, exercise areas, bicycle racks, counseling center, employment/education center, kitchen/dining facility, out-patient care, and offices. One hundred twenty-five new on-site parking spaces would be provided to serve visitors and approximately 30 employees working at the expanded operations. Additionally, the site is well-served by existing public transit, Metropolitan Transit System (MTS) Routes 34 and 908. New water, sewer and storm drain utilities will be installed to serve the newly expanded facility. Public access along Witherby Street will be improved through the reconstruction of the sidewalk and addition of a pedestrian ramp to meet ADA standards. The proposed project meets all development regulations and no deviations or variances are required to implement the project.

#### **Veterans' Village Facility Summary**

<u>Use</u>	<u>Square-footage</u>
Resident Facilities (2 @ 112 bed/ea)	19,700
Counseling Center	9,900
Kitchen/Dining/Multi-purpose	5,200
Employment/Education/Admin	12,100

Admissions	1,630
Transitional Housing (24 units with 140 beds)	32,800
<i>Subtotal of New Buildings</i>	81,330
Existing facilities/Warehouse/Exercise	10,800
<b>Project Total (new +existing)</b>	<b>92,130</b>

### **FISCAL IMPACT:**

- 1) The cost of acquisition of the property totaled \$2,200,000 and included \$993,000 obtained from HUD Section 108 Loan Funds. Annual expenditures of Community Development Block Grant (CDBG) funds from Council District Two will be made to repay the HUD 108 loan.
- 2) The appraised Fair Market Value of the property, as of June 3, 2002, was \$2,430,000. A fair estimate of its value range today, 15 months later, is \$2,550,000 - \$2,675,000.
- 3) There is a billboard situated atop the building at 4141 Pacific Highway. Clear Channel Outdoor, Inc. has a lease with the City for use of the billboard, which currently generates annual revenues of approximately \$11,570. The billboard and lease will transfer to the Agency, and subsequently to the VVSD, along with the real property.
- 4) The proposed project has requested Agency gap funding assistance in the amount of \$1,000,000. Funds are available in the Fiscal Year 2003-2004 Horton Plaza Low and Moderate Income Housing Set-Aside Fund. Findings of Benefit to authorize the use of Horton Plaza Redevelopment Project funds outside the project area are attached as Exhibit A.

Aud. Cert. 2400222.

Ewell/Griffith/Halbert/Cunningham/Hooks

### **LEGAL DESCRIPTION:**

The site is located at 4141 Pacific Highway on a 3.6-acre site, in the IS-1-1 zone of the Midway Community Plan, North Bay Redevelopment Project, Airport Approach, Coastal Height Limit.

**NOTE:** See the Redevelopment Agency agenda of September 2, 2003 for companion item.